

**CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY**  
**Project Application for Bond Financing**

**I. APPLICANT PROFILE**

<b>Applicant/Borrower [Could be a Trust, Partnership, LLC or LLP, or individual(s)]</b>			
Name:	North County Health Project Incorporated		
Street Address:	150 Valpreda Road		
City:	San Marcos	State:	CA
Zip:	92069	NAICS Code	621111
Contact Name:	Kathy Martinez	Title:	CFO
Phone:	(760) 736-6761	Fax :	(760) 736-6714
E-mail:	<a href="mailto:Kathy.Martinez@nchs-health.org">Kathy.Martinez@nchs-health.org</a>		

<b>Business Specifics - Applicant/Borrower</b>					
Current # of Full-time Employees:	California		Companywide		
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> S Corporation	<input type="checkbox"/> LLC, LLP, Partnership	<input type="checkbox"/> C Corporation	<input checked="" type="checkbox"/> 501(c)(3)	<input type="checkbox"/> Other

<b>Occupant/User (If different from Applicant/Borrower)</b>			
Name:			
Street Address:			
City:		State:	
Zip:		NAICS Code	
Contact Name:		Title:	
Phone:		Fax :	
E-mail:			

<b>Business Specifics - Occupant/User</b>					
Current # of Full-time Employees:	California		Companywide		
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> S Corporation	<input type="checkbox"/> LLC, LLP, Partnership	<input type="checkbox"/> C Corporation	<input checked="" type="checkbox"/> 501(c)(3)	<input type="checkbox"/> Other

<b>Financial Advisor/Underwriter Contact (if known)</b>			
Name:	n/a		
Address:			
City:		State:	Zip:
Contact:		Title:	
Phone:		Fax :	
E-mail:			

<b>Bank Counsel</b>			
Firm Name:	Kutak Rock LLP		
Address:	777 South Figueroa Street, Suite 4550		
City:	Los Angeles	State: CA	Zip: 90017
Contact:	Sam Balisy, Esq.	Title:	Partner
Phone:	(213) 312-4009	Fax :	(213) 312-4001
E-mail:	<a href="mailto:sam.balisv@kutakrock.com">sam.balisv@kutakrock.com</a>		

<b>Bank/Lender (if known)</b>			
Name:	City National Bank		
Address:	4275 Executive Square, Suite 750		
City:	La Jolla	State: CA	Zip: 92037
Contact:	Maria Chan	Title:	Senior Vice President
Phone:	(858) 642-4954	Fax :	(858) 642-4952
E-mail:	<a href="mailto:Maria.chan@cnb.com">Maria.chan@cnb.com</a>		

Please describe the business activities that will occur at the location(s) to be funded with the planned bond transaction:

The Applicant will use the proceeds of the financing to (1) refinance the cost of an existing approximately 12,000 square foot health center located at 605 Crouch Street, Oceanside, California that was originally financed with New Markets Tax Credit loans, (2) finance the acquisition of real property adjacent to the Applicant's headquarters facilities located at 150 Valpreda Road, San Marcos, California identified as San Marcos Town Center Pad G, Assessor's Parcel No. 220-420-08, lot 8, consisting of approximately 71,632 square feet on the west side of Valpreda Road which is currently leased to the Applicant for parking facilities, and (3) finance the acquisition of real property for future construction of a new health clinic located on two parcels of real property located at the intersection of 14<sup>th</sup> Street and Main Street in Ramona, California and identified as Assessor Parcel Nos. 281-190-1500 and 281-190-1400. The Applicant's facilities provide a wide variety of medical services including adult medicine, pediatric care, behavioral health, women's health services, dental care and other services to a broad segment of the North San Diego County community.

## II. PROJECT SITE LOCATION(S)

<b>Project Site 1: Loma Alta Clinic</b>					
Street Address:	605 Crouch Street				
City:	Oceanside	State:	CA	Zip:	92054
County:	San Diego				
Current # Full-time Employees at this Site:	47				
Full-time Jobs to be Created or Retained at this Site:	47				

<b>Project Site 2: San Marcos Parking Lot</b>					
Street Address:	San Marcos Town Center Pad G, Assessor's Parcel No. 220-420-08, lot 8				
City:	San Marcos	State:	CA	Zip:	92069
County:	San Diego				
Current # Full-time Employees at this Site:	275				
Full-time Jobs to be Created or Retained at this Site:	275				

<b>Project Site 2: Ramona Property</b>					
Street Address:	Real property located at the intersection of 14 <sup>th</sup> Street and Main Street in Ramona, California and identified as Assessor Parcel Nos. 281-190-1500 and 281-190-1400				
City:	Ramona	State:	CA	Zip:	92065
County:	San Diego				
Current # Full-time Employees at this Site:	TBD				
Full-time Jobs to be Created or Retained at this Site:	TBD				

## III. TYPE OF ACTIVITY (Check appropriate box or boxes)

<input type="checkbox"/> Manufacturing		<input checked="" type="checkbox"/> Non Profit or Public Benefit		<input type="checkbox"/> Other (Specify)
Please fill in when "Other" is specified:				

#### IV. PROJECT & FINANCING SUMMARY

##### Summary of Project Budget and Requested Bond Financing:

	Total Project Budget (\$):	Project Budget Paid from Bond Proceeds (\$):
Land Acquisition	\$3,500,000	\$3,500,000
Building(s)	\$5,500,000	\$5,500,000
Facility Improvements		
New Construction		
New Machinery & Equipment		
Architectural & Engineering		
Legal & Professional		
Financing Costs (Costs of Issuance)		
Other		
Total:	\$9,000,000	\$9,000,000

#### V. ADDITIONAL INFORMATION

Please provide **one complete set** of the following information as attachments to this Application.

##### Attachments:

- A. Project Description in Narrative Form.
- B. Description of the Applicant.
- C. Public Benefits Associated with the Project.
- D. Annual Financial Statements for the most recent three years.
- E. \$1,500.00 Application Fee – Check made payable to the "California Enterprise Development Authority."

## VII. CERTIFICATION

I hereby represent that all information contained in this documentation and attachments are true and correct to the best of my knowledge.

Date: 1/12/16

Signature: Kathy Mary

Print Name: Kathy Martinez

Title: Chief Financial Officer

SUBMIT THIS APPLICATION AND ATTACHMENTS TO:

**California Enterprise Development Authority**

Attn: Helen Schaubmayer, Program Manager  
Address: 550 Bercut Drive, Suite G, Sacramento, California 95814  
Telephone: (916) 448-8252, Ext. 16  
Fax: (916) 448-3811  
E-mail: [helen@caled.org](mailto:helen@caled.org)  
Website: [www.caled.org/edfinancing/](http://www.caled.org/edfinancing/)

## ATTACHMENT A: DESCRIPTION OF PROJECT

The Applicant requests financing for the following projects:

1. To refinance cost of acquisition and construction of the Loma Alta healthcare clinic located at 605 Crouch Drive, Oceanside, California. The facility includes approximately 12,000 square feet of examination, treatment and consulting space in a two story building. The facility also includes additional parking to accommodate the additional client visits. This facility expands and improves health care services provided to the local community.
2. To finance purchase of an approximately 71,632 square foot parcel of land that is developed as parking facilities and is located at San Marcos Town Center Pad G, on the west side of Valpreda Road, Assessor's Parcel No. 220-420-08, to provide additional parking to accommodate increased patient visits at the Applicant's main San Marcos healthcare clinic located at 150 Valpreda Drive, San Marcos, California.
3. To finance the purchase of two parcels of real property located at the intersection of 14<sup>th</sup> Street and Main Street in Ramona, California and identified as Assessor Parcel Nos. 281-190-1500 and 281-190-1400 for future construction of a new Ramona healthcare clinic.

## ATTACHMENT B: DESCRIPTION OF APPLICANT

Please provide a brief history of the development of the business; and current and future business activities.

The Applicant, a federally funded Community Health Clinic, began operations in 1971 and has served primarily the rural areas of Ramona, Pauma Valley and San Marcos in North San Diego County. Because physicians practicing in these communities were unwilling to treat low-income patients, a small group of health professionals came together to contract with UCSD to provide the much-needed health services. Responding to the need to provide health services to low-income patients continues to underlie the mission of the applicant "to improve the health status of our diverse communities by providing quality healthcare that is comprehensive, affordable, and culturally sensitive."

Since this early inception, the Applicant has grown to ten health centers to fully cover the gaps in health services throughout the North County. These centers are located in five cities serving rural, semi-rural, suburban and urban populations in Ramona (1) and San Marcos (2) and the coastal cities of Encinitas (1), Carlsbad (1), and Oceanside (4, including a dental site). In addition, the Applicant operates two fully-equipped, mobile clinics which provide both medical and dental services to better serve migrant farm workers and their families as well as schools and others who have significant access barriers. In 2015, the Applicant served more than 62,500 low-income, working-poor residents and provided over 264,000 medical, dental and mental health visits. Of the total patients, 11% are migrant and seasonal agricultural workers.

## ATTACHMENT C: SUMMARY OF PROJECT PUBLIC BENEFITS

Public benefits may include: job creation; job retention; provide innovative and/or environmentally friendly products; and/or location of the project in a "distressed" community (i.e. enterprise or empowerment zone, redevelopment project area, or an area with high rates of poverty or unemployment).

The Applicant's mission is to improve the health status of diverse communities by providing quality healthcare that is comprehensive, affordable, and culturally sensitive.

Please see Attachment B for additional public benefits provided by the Applicant.